



605 Eastowne Dr

605 Eastowne Dr, Chapel Hill, NC 27514



John Foley

VRC Limited

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- Quiet setting within Eastowne Office Park near I-40, Duke and UNC Hospitals
- Approximately 12778 GSF with offices, 4 conference rooms, breakrooms and work areas
- 60KW Solar Array offsets electricity bill by ~ \$1000/mo.
- EV Charging station
- Loading dock with cargo elevator
- Forty on-site parking spaces



SOLERI at 605 Eastowne Dr

Lease for \$25.50 /GSF/YR

Distinctive 12,778 GSF Office Opportunity in Chapel Hill's Premier Medical Corridor

Positioned at the crossroads of innovation, healthcare, and education, 605 Eastowne Drive presents a rare office leasing opportunity in one of Chapel Hill's most sought-after locations. Just minutes from UNC Hospitals, Duke Hospital, and I-40, the property combines accessibility with an infrastructure designed to support modern professional and service-oriented organizations. The property is available for immediate occupancy.

Beyond the building itself, **Soleri at 605 Eastowne** supports a balanced and positive work environment. Set within a quiet, established business setting, employees can step away for a walk and recharge during the day, while remaining just minutes from a full range of shopping, dining, and essential services. This proximity allows employees to efficiently manage personal and family needs, contributing to both productivity and overall well-being.

Additional features include generous storage capacity—rare in traditional office settings—and high-speed connectivity with Google Fiber, Spectrum Fiber, and AT&T Fiber available onsite.



Rental Rate:	\$25.50 /SF/YR
Property Type: Building Class:	Office B
Rentable Building Area:	12,778 SF
Year Built:	1984
Walk Score @:	27 (Car-Dependent) 32
Transit Score @: Rental Rate Mo:	(Some Transit)\$2.13 /SF/MO
Lease Type:	NNN

CONTACTS

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Lease Information

Space Available	12,778 GSF
Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

Access & Entrances

- Dual access from Eastowne Drive and Providence Road, providing convenient front and rear entry points for staff and visitors.
- Dedicated parking and secure access throughout.

First Floor (Approx. 4,158 GSF)

- Functional layout with loading dock and leveler, shipping/receiving area, and freight elevator.
- Includes private offices, warehouse/storage areas, IT/Electrical room, and open work areas.
- Two large private restrooms with showers support tenant convenience and field operations.

Second Floor (Approx. 8,619 GSF)

- Bright and welcoming lobby with glass front wall and atrium, plus reception area with window.
- Mixture of private offices, executive offices with windows, and open cubicle areas.
- Multiple conference rooms and large configurable work areas to support team collaboration.
- Breakroom/kitchenette for staff use, IT/server rooms, and three restrooms.
- Outside patio with seating offers a comfortable break space.
- Interior can be subdivided if desired.

Special Features

- Secure access systems throughout.
- 42" wide ramp for equipment or accessibility needs.
- Storage space well-suited for supplies or field team support.
- Suitable for medical-adjacent organizations, service providers, nonprofits, and professional teams requiring both office and field operations in one location.

Zoned Heating & HVAC Systems

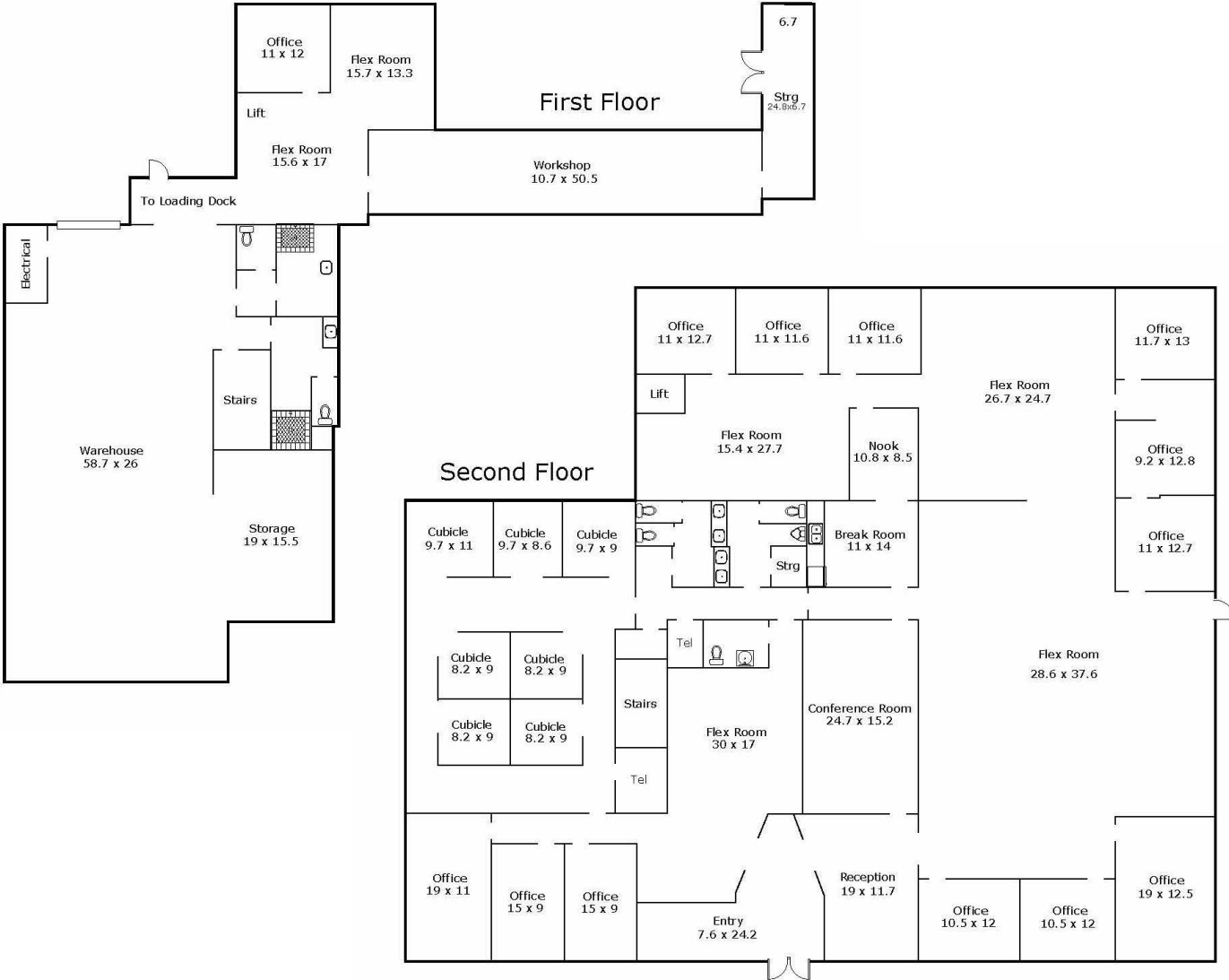
The property features multiple zoned systems supporting efficient climate control across upper and lower levels

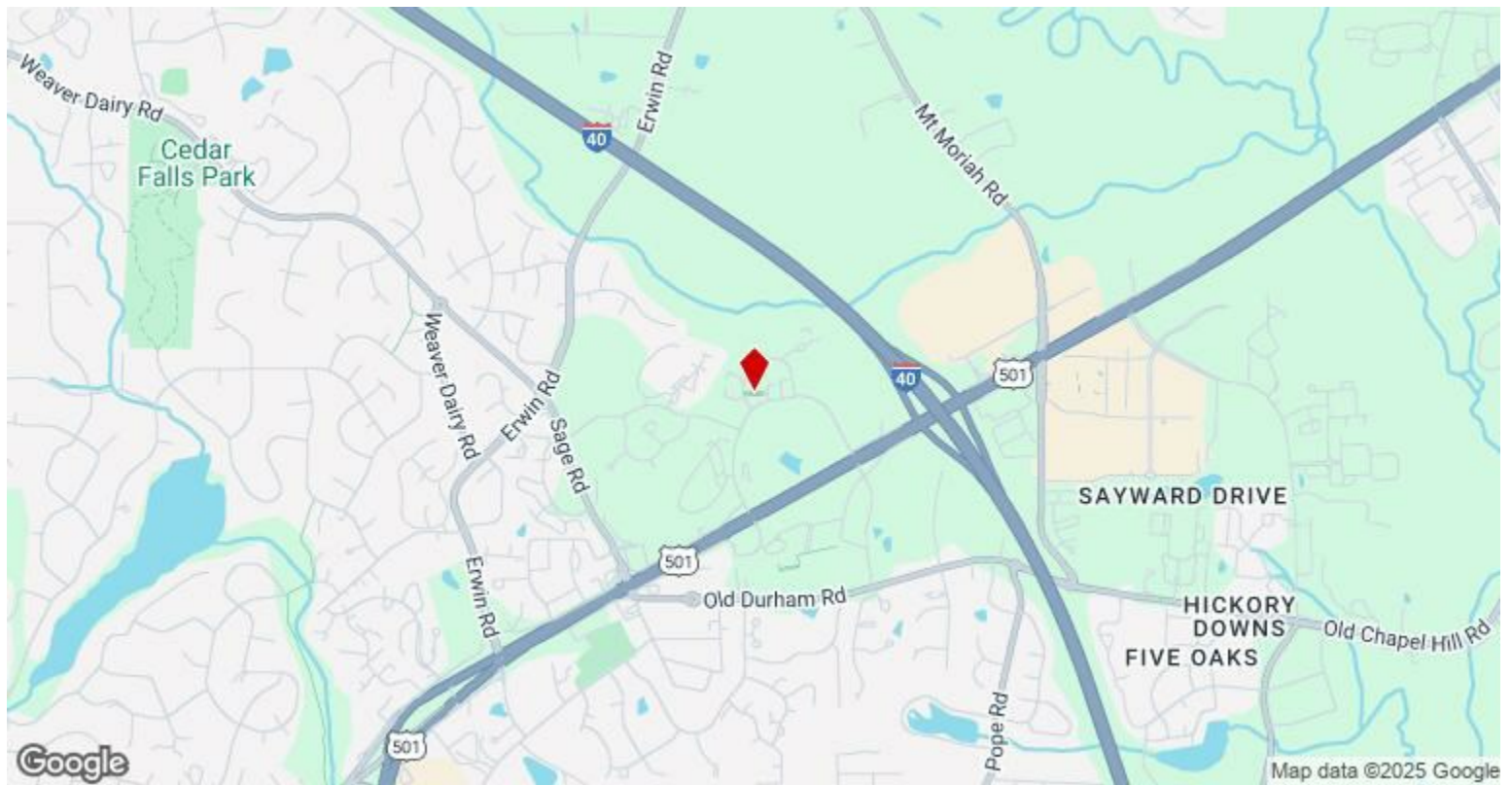
Roof

- Original 1984 roof with most recent complete repair and sealing project completed September 2023.
- Covered by a 10-year labor and material warranty (to Owner), providing confidence in long-term durability and maintenance.

Soleri at 605 Eastowne, Chapel Hill

Floor Plan





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Fully renovated in 2019, this 12,778 GSF building blends traditional office space with features not commonly found in Chapel Hill's office market. Tenants benefit from zoned cooling with eight HVAC systems, dedicated conference and private office areas, and expansive open environments that can be configured for collaborative teams, training, assembly, or specialized service operations. The property also offers unique logistical advantages including ample onsite parking, a loading dock with leveler, freight elevator, an a 42" wide entry with ramp—supporting efficient movement of supplies, equipment, and personnel.

This property is especially well-suited for:

- Medical and medical-adjacent organizations, supporting UNC, Duke, and the broader Research Triangle healthcare ecosystem
- Nonprofits and service providers seeking a highly functional, adaptable, and welcoming base of operations
- Professional businesses, like engineering or architecture firms, requiring a combination of traditional office space and operational/logistical capacity
- Wellness, rehabilitation, or hybrid-use organizations benefiting from open space and employee-focused amenities
- Firms focused on equipment sales that stock product inventory.

Interested in leasing? Tenant pays all operating expenses, excluding property taxes and insurance (landlord-paid). Tenant Insurance: Tenant must carry its own policy.

With its strategic location, adaptability, and thoughtful enhancements, Soleri at 605 Eastowne Drive is more than office space—it is a flexible platform designed to support organizations as they grow, evolve, and thrive in the heart of Chapel Hill.

Property Photos

